

093.0

0004

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

831,600 / 831,600

USE VALUE:

831,600 / 831,600

ASSESSED:

831,600 / 831,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		RONALD RD, ARLINGTON

Legal Description							User Acct
							60533
							GIS Ref
							GIS Ref
							Insp Date
							08/22/18

OWNERSHIP

Unit #:

Owner 1: TAO SARAH LYNN	
Owner 2: SWEDA MATHEW ALAN	
Owner 3:	

Street 1: 38 RONALD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: FARRELL DANIEL J--ETAL -	
Owner 2: FARRELL CARLEEN M -	

Street 1: 38 RONALD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Entered Lot Size
101	5400.000	439,800	4,800	387,000	831,600	
						Total Land:
						Land Unit Type:
Source:	Market Adj Cost	Total Value per SQ unit	/Card:	359.95	/Parcel: 359.95	

Parcel ID 093.0-0004-0028.0						
7627!						

PRINT						
Date 12/30/21 Time 05:53:46						

LAST REV						
Date 09/27/19 Time 13:19:18						

ASR Map:						
Fact Dist:						

Reval Dist:						
Year:						

LandReason:						
BldReason:						

CivilDistrict:						
Ratio:						

Sign: VERIFICATION OF VISIT NOT DATA						
/ / /						

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400	Sq. Ft.	Site			0	70.	1.02	5			Heavy T	-5					387,031						387,000	

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	BSMT SINK.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRs: 3 Baths: 1 HB: 1	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	A - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GV - Good-VG

10. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

10.8 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.30690694

Const Adj.: 1.05755973

Adj \$ / SQ: 179.677

Other Features: 97405

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

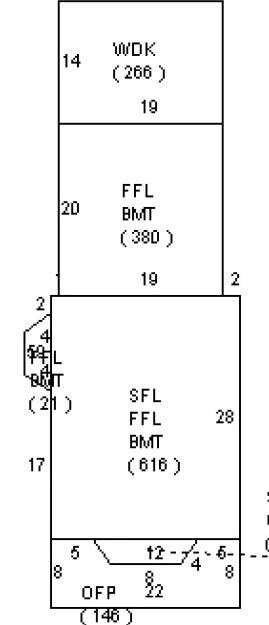
Adj Total: 493031

Depreciation: 53247

Depreciated Total: 439783

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	179.68	
Special Features:	0	Val/Su Net:	143.87	
Final Total:	439800	Val/Su SzAd:	275.15	

COMMENTS**SKETCH****PARCEL ID**

093-0-0004-0028.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X28	A	AV	1915	21.87	T	40	101			4,800			4,800

More: N

Total Yard Items: 4,800 Total Special Features: []

Total: 4,800

**AssessPro Patriot Properties, Inc.**